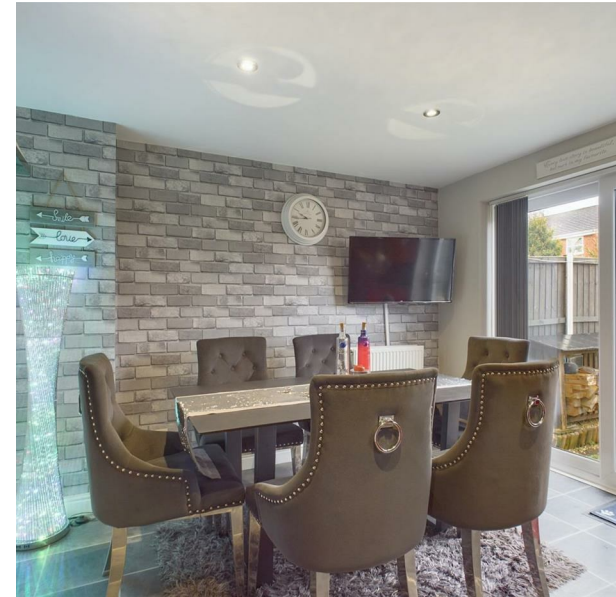


2 Burnwood Grove, Kidsgrove, Stoke-On-Trent, ST7 4XY
Offers in the region of £364,950



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Council Tax Band: D

Welcome to Burnwood Grove, Kidsgrove! A fully modernized 5/6 bedroom detached family home awaits you, just a stone's throw from Birchenwood country park and a brisk walk from Kidsgrove town centre. This property offers the perfect blend of comfort and convenience, with gas central heating and Upvc double glazing. The ground floor features a spacious hallway, a cozy living room, a convenient cloakroom, a stylish kitchen/dining room, a practical utility room, a storage room, and a versatile bedroom/snug. Upstairs, you'll find an office/bedroom and four more bedrooms, including a master suite with an ensuite bathroom. The family bathroom completes the picture. Outside, a tarmac driveway provides parking for three or more cars, while the landscaped garden boasts a raised deck and a luxurious hot tub. Don't miss out on this fantastic opportunity - book your viewing now!

Ground Floor

Hallway

14'9" x 3'3"

Door to front elevation, centre light point, radiator.

WC

4'7" x 2'6"

Window to front elevation, full tiled walls, low level W.C, wall mounted basin, heated towel rail, centre light point.

Living Room

17'1" x 9'11"

Projected bay window to front elevation, electric fire in surround, radiator, centre light point.

Kitchen/Dinner

10'8" x 20'6"

Spot lights, window and door to rear elevation, half tiles, fitted cooker, extractor fan, fitted dishwasher, radiator, tile flooring, red kitchen and eye level units.

Utility Room

10'9" x 5'3"

Door to rear elevation, radiator, tiled floor, washing machine, sink. centre lighting.

Store Room

6'9" x 8'5"

Centre lighting, tiled floor.

Bedroom 6/Snugg

10'1" x 8'5"

Radiator, window to front elevation, carpeted flooring.

First Floor

Landing

10'8" x 6'1"

Carpeted flooring, central lighting.

Master Bedroom

12'3" x 9'3"

Window to front elevation, radiator, carpeted flooring, central lighting.

Ensuite

4'1" x 7'9"

Includes shower cubicle and WC, radiator, central lighting, tiled walls.

Bedroom Two

9'2" x 9'2"

Window to rear elevation, centre light point, radiator, carpeted flooring.

Bedroom Three

10'8" x 8'4"

Radiator, carpeted flooring, centre light point, window to front elevation.

Bedroom Four

12'9" x 5'0"

Central lighting, carpeted flooring, window to rear elevation.



LOVE

C&J



Bedroom Five/Office

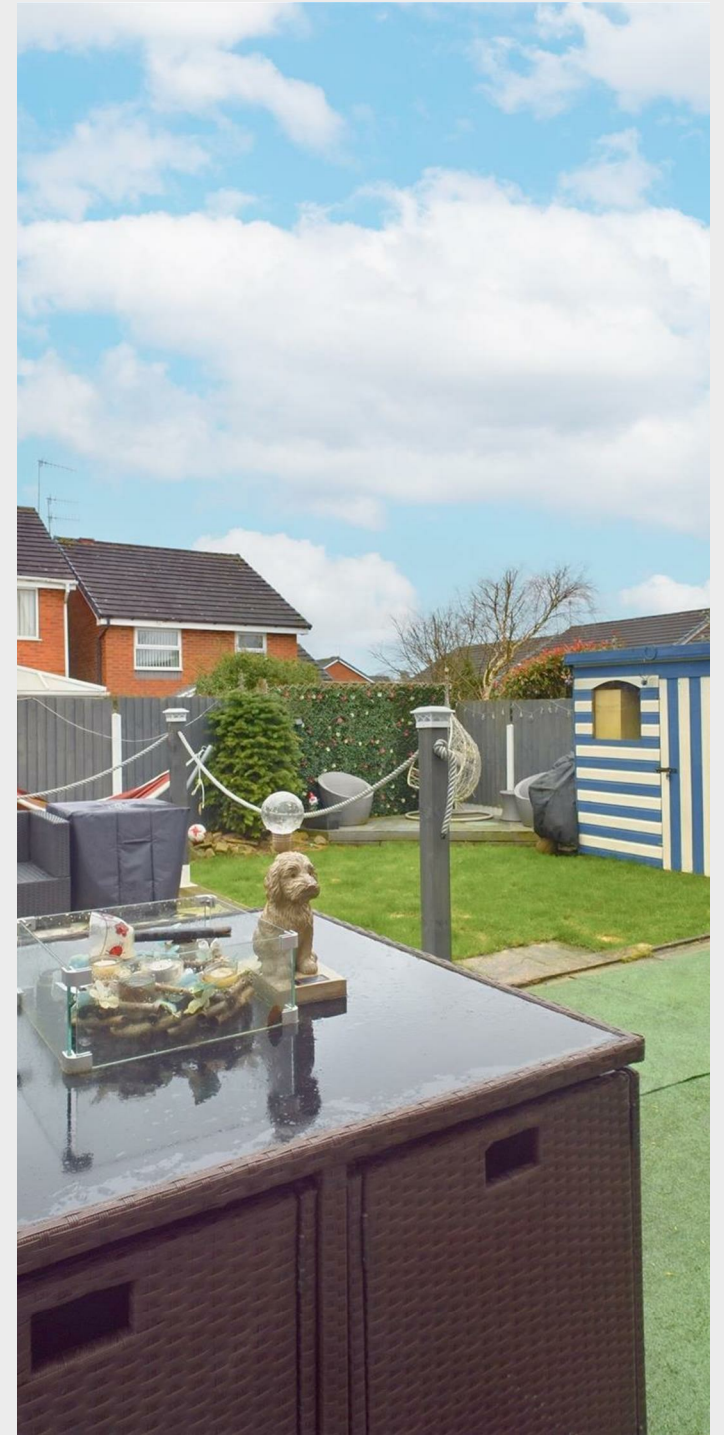
9'2" x 7'2"

Centre lighting, window to rear elevation, carpeted flooring.

Family Bathroom

5'5" x 7'1"

Window to rear elevation, fully tiled walls, white suite comprising: low level w.c, bath with shower above, shower screen and pedestal wash hand basin. centre light point.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	